

## West Bromwich Society House 374 High Street B70 8LR

- **Freehold Landmark Office Building**
- Comprises 4,112 sq m (44,263 sq ft) over 6 floors with 111 car spaces
- To be offered with vacant possession on completion
- No VAT applicable
- Town centre position
- Potential conversion to residential, subject to all necessary consents being granted

### Vacant Possession

COMPLETION 12th AUGUST 2016



Staff Canteen



NB. The plan is for identification only. © Crown Copyright, ES 100004106



#### Tenure

Freehold.

#### Location

West Bromwich, with a population of 146,000, is a retail and commercial town located some five miles to the north-west of Birmingham and forms part of the West Midlands conurbation. Junction 1 of the M5 Motorway is located close to the town, as is Junction 9 of the M6 Motorway.

The property is situated in the heart of the town centre's regeneration area which incorporates the recently completed New Square, a 143,000 sq ft retail and leisure venue. Local occupiers include Tesco, BT, Lidl, Next, River Island, Greggs, Primark and Prezzo.

#### Description

The property is arranged on ground and five upper floors to provide modern offices that benefit from two 10 person passenger lifts, staff canteen, suspended ceilings, raised floors and central heating. The property is capable of being let as a whole, on a floor-by-floor basis or in smaller suites according to demand.

The property provides the following accommodation and dimensions:

<b>Ground Floor</b>	<b>657 sq m</b>	<b>(7,072 sq ft)</b>
<b>First Floor</b>	<b>899 sq m</b>	<b>(9,677 sq ft)</b>
<b>Second Floor</b>	<b>722 sq m</b>	<b>(7,772 sq ft)</b>
<b>Third Floor</b>	<b>722 sq m</b>	<b>(7,772 sq ft)</b>

<b>Fourth Floor</b>	<b>722 sq m</b>	<b>(7,772 sq ft)</b>
<b>Fifth Floor</b>	<b>390 sq m</b>	<b>(4,198 sq ft)</b>
<b>Total</b>	<b>4,112 sq m</b>	<b>(44,263 sq ft)</b>

#### NB. Areas provided on a Net Internal basis

#### Development

The property may have some potential for residential use, subject to all necessary consents being obtained. The vendors have appointed architects who have included a scheme of 91 units with the legal pack.

#### Tenancy

This property is offered with VACANT POSSESSION UPON COMPLETION. West Bromwich Building Society have been in occupation since 1978 and have now relocated to a new 80,000 sq ft building in Providence Place, and are finally vacating in August 2016.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the Vendor's solicitor.

#### Energy Performance Certificate

EPC Rating 104 Band E (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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Reception Area

